

**ALTA-ACSM LAND TITLE SURVEY  
OF PPN'S 16B-64-20,21,35 & 38  
OF LAND CONVEYED TO "PS REALTY LTD."  
CITY OF MENTOR, COUNTY OF LAKE, OHIO  
PART OF LOT 10, TRACT 10  
TOWNSHIP 10 NORTH, RANGE 9 WEST  
CONNECTICUT WESTERN RESERVE  
SCALE 1"=50' MARCH 2006**

**SCHEDULE "B" ITEMS**

- 6.) Modification of Oil & Gas Lease #98021448 (Describes PPN's 16B-64-20,21,35 & 38)
- 8.) Easement #98021462 (Plotted)
- 10.) Reservation Vol. 237-344 (Does Not Affect Subject Properties)
- 11.) Reservation Vol. 246-333 (Does Not Affect Subject Properties)
- 12.) Reservation Vol. 242-131 (Does Not Affect Subject Properties)
- 13.) Reservation Vol. 890-667 (Grants PPN 16B-64-34 and Easements to Hesley Inv. Assoc., Inc. Grants Ingress-Egress Easements in favor to PPN's 16B-64-20,21 & 35.
- 14.) Easement Vol. 1029-1107 (Does Not Affect Subject Properties)
- 15.) Easement Vol. 1029-770 (Does Not Affect Subject Properties)
- 16.) Easement Vol. 1029-1106 (Does Not Affect Subject Properties)
- 17.) Easement Vol. 52-289 (Plotted)
- 18.) Easement Vol. 52-295 (Plotted)
- 19.) Oil & Gas Lease Vol. 65-269 (Does Not Apply to Subject Properties)
  - a.) Modification #88021448
- 20.) Reservations Vol. 141-534 (NOT PLOTTED, NO EXHIBIT "C" PROVIDED)
- 21.) Easement Vol. 185-314 (PLOTTED APPROXIMATELY, GRANTS EASEMENTS SHOWN ON EXHIBITS A-1, A-1, A-3 & A-3 A-1 AND PROVIDED)
- 22.) Easement Vol. 185-334 (PLOTTED APPROXIMATELY, GRANTS EASEMENTS SHOWN ON EXHIBITS A-1, A-1, A-3 & A-3 A-1 AND PROVIDED)
- 23.) Easement Vol. 436-1215 (PEDESTRIAN AND VEHICULAR EGRESS PLOTTED, GRANTS AUTOMOBILE INGRESS/EGRESS AND PARKING OVER PPN 16B-64-21)
- 27.) Easement Agreement #2002R039187 (PLOTTED)

**LEGAL DESCRIPTION**

**EXHIBIT "A" PARCEL 1 - PLOTTED**  
Sited in the City of Mentor, County of Lake and State of Ohio and known as being a part of Original Mentor Township Lot No. 10 in Tract No. 10 and is bounded and described as follows:  
Beginning at a point in the easterly line of lands conveyed to Albert C. Nozik by deed recorded in Volume 226, Page 178 of Lake County Records, at the northwesterly corner of lands conveyed to Mentor Hesley Racquet Club by deed recorded in Volume 702, Page 1241 of Lake County Records:  
COURSE I Thence North 0-45' West continuing along said easterly line of Nozik, 30.38 feet to a point;  
COURSE II Thence South 63-00'50" East, 172.06 feet to a point;  
COURSE III Thence South 26-59'10" East, 20.00 feet to a point;  
COURSE IV Thence South 63-00'50" East, 119.38 feet to a point;  
COURSE V Thence North 26-59'10" East, 301.25 feet to a point in the westerly line of lands conveyed to OWOL Investments by deed recorded in Volume 141, Page 534 of Official Lake County Records;  
COURSE VI Thence South 63-00'50" East, along said southerly line of OWOL Investments, 309.33 feet to a northwesterly corner of lands conveyed to OWOL Investments by deed recorded in Volume 52, Pages 295-297 of Official Lake County Records;  
COURSE VII Thence South 26-59'10" West, along the westerly line of lands so conveyed to OWOL Investments, 174.69 feet to a northwesterly corner thereof;  
COURSE VIII Thence North 63-00'50" West, along a northerly line of lands so conveyed to OWOL Investments, 289.33 feet to a northwesterly corner thereof;  
COURSE IX Thence South 26-59'10" West, along a westerly line of lands so conveyed to OWOL Investments, 163.33 feet to a southwest corner thereof;  
COURSE X Thence South 63-00'50" East, along a southerly line of lands conveyed to OWOL Investments, 163.33 feet to a point in the westerly line of lands conveyed to Mentor Hesley Racquet Club by deed recorded in Volume 835, Page 308 of Lake County Records;  
COURSE XI Thence South 26-59'10" West, along said westerly line of lands so conveyed to Mentor Hesley Racquet Club, 65.33 feet to a point in the northerly line of lands conveyed to Mentor Hesley Racquet Club by deed recorded in Volume 752, Page 1241 of Lake County Records;  
COURSE XII Thence North 63-00'50" West, along said northerly line of lands so conveyed to Mentor Hesley Racquet Club, 65.33 feet to the place of beginning, containing 2.2411 acres of land as calculated and described by Land Design Consultants, be the same more or less, but subject to all legal highways.

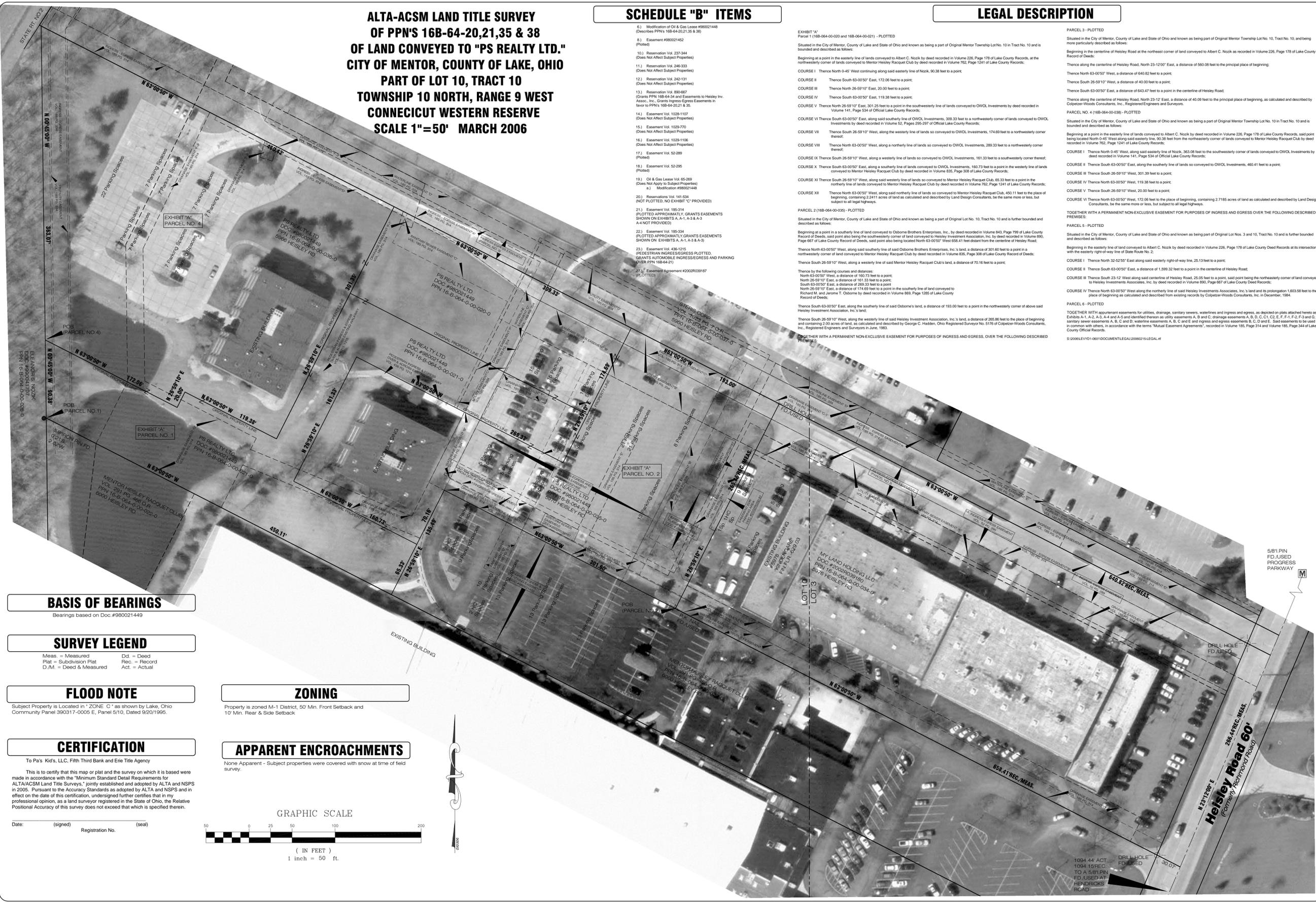
**PARCEL 2 (16B-64-00-035) - PLOTTED**  
Sited in the City of Mentor, County of Lake and State of Ohio and known as being a part of Original Lot No. 10, Tract No. 10 and is further bounded and described as follows:  
Beginning at a point in a southerly line of land conveyed to Osborne Brothers Enterprises, Inc. by deed recorded in Volume 843, Page 799 of Lake County Record of Deeds, said point also being the southwesterly corner of land conveyed to Hesley Investment Association, Inc. by deed recorded in Volume 890, Page 667 of Lake County Record of Deeds, said point also being located North 63-00'50" West 558.41 feet distant from the centerline of Hesley Road.  
Thence North 63-00'50" West, along said southerly line of said Osborne Brothers Enterprises, Inc.'s land, a distance of 301.25 feet to a point in a northwesterly corner of land conveyed to Mentor Hesley Racquet Club by deed recorded in Volume 835, Page 308 of Lake County Record of Deeds;  
Thence South 26-59'10" West, along a westerly line of said Mentor Hesley Racquet Club's land, a distance of 70.16 feet to a point;  
Thence North 63-00'50" East, a distance of 160.73 feet to a point;  
Thence South 26-59'10" East, a distance of 160.73 feet to a point;  
Thence North 63-00'50" East, a distance of 269.33 feet to a point;  
Thence North 63-00'50" East, a distance of 174.69 feet to a point in the southerly line of land conveyed to Richard M. and Jerome T. Osborne by deed recorded in Volume 869, Page 1285 of Lake County Record of Deeds.  
Thence South 63-00'50" East, along the southerly line of said Osborne's land, a distance of 193.00 feet to a point in the northwesterly corner of above said Hesley Investment Association, Inc.'s land.  
Thence South 26-59'10" West, along the westerly line of said Hesley Investment Association, Inc.'s land, a distance of 265.86 feet to the place of beginning and containing 2.00 acres of land, as calculated and described by George C. Hadden, Ohio Registered Surveyor No. 5176 of Colpezer-Woods Consultants, Inc., Registered Engineers and Surveyors in June, 1993.  
TOGETHER WITH A PERMANENT NON-EXCLUSIVE EASEMENT FOR PURPOSES OF INGRESS AND EGRESS, OVER THE FOLLOWING DESCRIBED PREMISES:

**PARCEL 3 - PLOTTED**  
Sited in the City of Mentor, County of Lake and State of Ohio and known as being part of Original Mentor Township Lot No. 10, Tract No. 10, and is bounded and described as follows:  
Beginning in the centerline of Hesley Road at the northeast corner of land conveyed to Albert C. Nozik as recorded in Volume 226, Page 178 of Lake County Record of Deeds:  
Thence along the centerline of Hesley Road, North 23-12'00" East, a distance of 560.08 feet to the principal place of beginning;  
Thence North 63-00'50" West, a distance of 640.82 feet to a point;  
Thence South 26-59'10" West, a distance of 40.00 feet to a point;  
Thence South 63-00'50" East, a distance of 643.47 feet to a point in the centerline of Hesley Road;  
Thence along the centerline of Hesley Road, North 23-12' East, a distance of 40.09 feet to the principal place of beginning, as calculated and described by Colpezer-Woods Consultants, Inc., Registered Engineers and Surveyors.

**PARCEL NO. 4 (16B-64-00-038) - PLOTTED**  
Sited in the City of Mentor, County of Lake and State of Ohio and known as being a part of Original Mentor Township Lot No. 10 in Tract No. 10 and is bounded and described as follows:  
Beginning at a point in the easterly line of lands conveyed to Albert C. Nozik by deed recorded in Volume 226, Page 178 of Lake County Records, said point being located North 0-45' West along said easterly line, 90.38 feet from the northeast corner of lands conveyed to Mentor Hesley Racquet Club by deed recorded in Volume 702, Page 1241 of Lake County Records;  
COURSE I Thence North 0-45' West, along said easterly line of Nozik, 363.08 feet to the southwesterly corner of lands conveyed to OWOL Investments by deed recorded in Volume 52, Page 295 of Official Lake County Records;  
COURSE II Thence South 63-00'50" East, along the southerly line of lands so conveyed to OWOL Investments, 460.41 feet to a point;  
COURSE III Thence South 26-59'10" West, 301.39 feet to a point;  
COURSE IV Thence North 63-00'50" West, 119.38 feet to a point;  
COURSE V Thence South 26-59'10" West, 20.00 feet to a point;  
COURSE VI Thence North 63-00'50" West, 172.06 feet to the place of beginning, containing 2.7185 acres of land as calculated and described by Land Design Consultants, be the same more or less, but subject to all legal highways.

**TOGETHER WITH A PERMANENT NON-EXCLUSIVE EASEMENT FOR PURPOSES OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PREMISES:**  
**PARCEL 5 - PLOTTED**  
Sited in the City of Mentor, County of Lake and State of Ohio and known as being part of Original Lot Nos. 3 and 10, Tract No. 10 and is further bounded and described as follows:  
Beginning in the easterly line of land conveyed to Albert C. Nozik by deed recorded in Volume 226, Page 178 of Lake County Record of Deeds at its intersection with the easterly right-of-way line of State Route No. 2:  
COURSE I Thence North 32-52'55" East along said easterly right-of-way line, 25.13 feet to a point;  
COURSE II Thence South 63-00'50" East, a distance of 1,599.32 feet to a point in the centerline of Hesley Road;  
COURSE III Thence South 23-12' West along said centerline of Hesley Road, 25.05 feet to a point, said point being the northeast corner of land conveyed to Hesley Investments Associates, Inc. by deed recorded in Volume 890, Page 667 of Lake County Record of Deeds;  
COURSE IV Thence North 63-00'50" West along the northerly line of said Hesley Investments Associates, Inc.'s land and its prolongation 1,603.58 feet to the place of beginning as calculated and described from existing records by Colpezer-Woods Consultants, Inc. in December, 1984.

**PARCEL 6 - PLOTTED**  
TOGETHER WITH appurtenant easements for utilities, drainage, sanitary sewers, waterlines and ingress and egress, as depicted on plots attached hereto as Exhibits A-1, A-2, A-3, A-4 and A-5 and identified thereon as utility easements A, B and C; drainage easements A, B, C, C-1, C-2, E, F, F-1, F-2, F-3 and C; sanitary sewer easements A, B, C and D; waterline easements A, B, C and E; and ingress and egress easements B, C, D and E. Said easements to be used in common with others, in accordance with the terms "Mutual Easement Agreements", recorded in Volume 185, Page 314 and Volume 185, Page 344 of Lake County Official Records.  
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**BASIS OF BEARINGS**

Bearings based on Doc. #980021449

**SURVEY LEGEND**

Meas. = Measured      Dd = Deed  
Plat = Subdivision Plat      Rec. = Record  
D./M. = Deed & Measured      Act. = Actual

**FLOOD NOTE**

Subject Property is Located in "ZONE C" as shown by Lake, Ohio Community Panel 390317-0005 E, Panel 5/10, Dated 9/20/1995.

**CERTIFICATION**

To Pa's Kids, LLC, Fifth Third Bank and Erie Title Agency

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: \_\_\_\_\_ (signed) \_\_\_\_\_ (seal) \_\_\_\_\_  
Registration No. \_\_\_\_\_

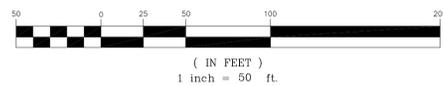
**ZONING**

Property is zoned M-1 District, 50' Min. Front Setback and 10' Min. Rear & Side Setback

**APPARENT ENCROACHMENTS**

None Apparent - Subject properties were covered with snow at time of field survey.

**GRAPHIC SCALE**



**LAND DESIGN CONSULTANTS**  
www.LDConsultants.net  
ENGINEERS PLANNERS SURVEYORS  
8585 East Avenue Mentor, Ohio 44060  
TEL: (440) 255-8463 (440) 951-LAND  
(440) 354-6938 FAX: (440) 255-9575

DATE 3/03/06  
SCALE: HOR. 1"=50'  
VERT. \_\_\_\_\_  
FILENAME LOTSPLIT  
COMPUTER S:  
TAB NAME PLAT

SHEET 1 OF 1  
CONTRACT No. LEVYD1-0601